

2020

Tucson-Pima County Historical Commission
Plans Review Subcommittee

LEGAL ACTION REPORT

Thursday, October 08, 2020

Pursuant to safe practices during the COVID-19 pandemic, all in-person meetings are cancelled until further notice. This meeting was held virtually to allow for healthy practices and social distancing. The meeting was accessible at provided link to allow for participating virtually and/or calling in.

1. Call to Order and Roll Call

Meeting called to order at 1:06 P.M., and per roll call, a quorum was established.

Commissioners Present: Terry Majewski (Chair), Michael Becherer, Jim Sauer, Jan Mulder [*arrived 1:25 P.M.], Jill Jenkins, Sharon Chadwick [*arrived 1:22 P.M.] and Helen Erickson [Non-Voting Advisory Member]

Commissioners Absent/Excused: None

Applicants/Public Present: Demion Clinco, Bob Graham, and Teresa Vasquez

Staff Members Present: Michael Taku and Jodie Brown (PDSD).

2. Approval of the Legal Action Reports (LARs) from Meeting of 8-27-20, 9-10-20, and 9-24-20.

Motion: It was moved by Commissioner Becherer, duly seconded by Commissioner Sauer, to recommend approval of the Legal Action Reports for the meetings of 8-27-20, 9-10-20, and 9-24-20 as submitted.

The motion passed unanimously by a roll call vote of 4-0.
[*Commissioners Chadwick and Mulder arrived late]

3. **Historic Preservation Zone Review Cases**

UDC Section 5.8/TSM 9-02.0.0/Historic District Design Guidelines/Revised Secretary of the Interior's Standards and Guidelines

3a. **HPZ 20-042, 3031 N. Craycroft Road (T20SA00213)
Fort Lowell Historic Preservation Zone**

Construction of perimeter walls over 6' tall and patio wall.

Staff Taku introduced the project and read into the record the recommendations from the Fort Lowell Historic Zone Advisory Board (FLHZAB) from the meeting of 8-25-20.

Presentation of the project by applicant/property owner Demion Clinco.

Discussion was held. Action was taken.

Motion: It was moved by Commissioner Becherer to recommend approval of "Construction of a perimeter wall over 6' tall and patio wall" as submitted, with the following conditions:

- (1) that the plans and elevations be corrected where there are inaccurate dimensions;
- (2) that the site wall will have a principal height of 6', with the understanding that it will vary based on the grading on-site;
- (3) that the site wall final configuration will be reviewed in the field as a minor review; and
- (4) that the patio wall is not to exceed 8'2" in height.

Commissioner Sauer seconded the motion.

The motion passed unanimously by a roll call vote of 6-0 [*Commissioners Chadwick and Mulder had joined by this time and voted].

4. **Rio Nuevo Area (RNA)/Infill Incentive District (IID) Review Cases**

UDC Section 5.12.6.E.2; 5.12.7 & 5.12.10

4a. **HPZ 20-060/IID 17-001, 222 S. Church Avenue (T20CM05684)**

Exterior rehabilitation including door and window replacement, wall resurfacing, and painting.

[Note: Commissioner Becherer recused from this case and left the meeting at 1:37 P.M.]

Staff Taku introduced the project and summarized the request from the PRS from the meeting of 9-24-20.

Presentation by architect Bob Graham, Motley Design Group.

Discussion focused on the transformers and fencing surrounding the transformers that would be in front of this building that appeared not to be part of the previously approved proposal, as they obscure the front view of the historic Samiengo building from Church Avenue. Action was taken.

Motion 1: It was moved by Commissioner Sauer to recommend approval of the project as presented, with the following four notes:

- (1) recommend approval of the aluminum-clad wood windows – dual pane with divided lights and internal muntins – as presented;
- (2) recommend approval of demolition as presented;
- (3) recommend approval of landscaping as presented; and
- (4) recommend approval of this proposal without the inclusion of mechanical equipment.

Commissioner Jenkins seconded the motion.

The motion passed unanimously by a roll call vote of 5-0 (Commissioner Becherer recused and did not vote).

Motion 2: It was moved by Commissioner Sauer to request that City staff investigate the transformers and screening fence shown near the Samaniego House in this review (but not appearing in the elevations and drawings from the 2018 review of “The Flin”) and return to the Plans Review Subcommittee to report on their findings, and to have these components reviewed if necessary.

Commissioner Jenkins seconded the motion.

The motion passed unanimously by a roll call vote of 5-0 (Commissioner Becherer recused and did not vote).

[Note: Commissioner Becherer returned to the meeting at 2:20 P.M.]

5. **Armory Park Historic Preservation Zone (APHPZ) Design Guidelines**

UDC Section 5.8/TSM 9-02.7.2. A-D/Historic Preservation Zone Design Guidelines/Revised Secretary of the Interior's Standards and Guidelines

5a. Updates on proposed revisions to the existing APHPZ Design Guidelines.

City of Tucson Historic Preservation Officer Jodie Brown updated commissioners, noting that the core group working on the revisions to the Armory Park Historic Preservation Zone Design Guidelines met to edit and reduce the size of the document. John Burr is working on it. No action was taken.

6. **Current Issues for Information/Discussion**

a. Minor Reviews

Staff provided an update on pending and recently conducted reviews.

b. Appeals

None at this time.

c. Zoning Violations

Staff provided information on ongoing and pending cases being worked on for compliance and/or in the review process.

d. Review Process Issues/Discussions

Discussion and consensus on the procedure and format of motion making, seconding, amendments, and final vote. Staff stated that motions will be guided by "Robert's Rules of Order." Commissioner Becherer and group will present to PRS, as a courtesy, "Sunshine Miles District Overlay Zone."

7. **Summary of Public Comments (Information Only)**

None at this time.

8. Schedule and Future Items for Upcoming Meetings

The next scheduled meeting is October 22, 2020; PRS meetings to be conducted virtually until further notice.

9. Adjournment

Meeting adjourned at 2:36 P.M.